

Owner:	Carco Properties
Applicant:	Tim Daters, White-Daters and Associates
Location:	West side of Lindsey Road, approximately 1,000 feet north of Interstate 440
Area:	9.0435 Acres
Request:	Rezone from R-2 to I-2
Purpose:	Car/truck leasing with sales and repair
Existing Use:	Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped property and airport property; zoned R-2, I-1 and I-2

South – Fourche Creek and undeveloped property; zoned R-2 and C-3

East – Undeveloped property (across Lindsey Road); zoned R-2

West – Undeveloped property and airport property; zoned R-2, I-1 and I-2

A. PUBLIC WORKS COMMENTS:

1. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.

B. PUBLIC TRANSPORTATION ELEMENT:

CATA Bus Routes #12 (East Sixth Route) and #20 (College Station Route) run along E. Roosevelt Road.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the East Roosevelt Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the Port Planning District. The Land Use Plan shows Public Institutional (PI) for this property. This category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The applicant has applied for a re-zoning from R-2 (Single Family District) to I-2 (Light Industrial District). There is an accompanying application to change the Land Use Plan to Light Industrial on the agenda.

Master Street Plan:

Lindsey Road is a Collector Street on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class II Bike Lanes are shown along Lindsey Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Carco Properties, owner of the 9.0435 acre property located along the west side of Lindsey Road, approximately 1,000 feet north of Interstate 440, is requesting to rezone the property from "R-2" Single Family District to "I-2" Light Industrial District. The rezoning is proposed for future development of an auto/truck leasing business with sales and repair.

The property is currently undeveloped and mostly grass covered. Lindsey Road is located along the east property line, with Fourche Creek along the south property line. The property contains a minimal amount of slope. The high point of the property is located near the center of the site, with a slope of approximately 14 feet down to the creek (south) and five (5) feet down to the north property line.

Undeveloped R-2 zoned property is located immediately north and east with airport property (runway) across E. Roosevelt Road. Undeveloped C-3 zoned property is located across Fourche Court to the south. Undeveloped R-2 zoned property is located across Lindsey Road to the east, with single family residences further east along E. Roosevelt Road.

The City's Future Land Use Plan designates this property as Public Institutional. An application to change this designation to Light Industrial is a separate item on this agenda.

Staff is supportive of the requested zoning. Staff views the request as reasonable. The property was given a land use designation of Public Institutional as part of the overall airport area. The property across Lindsey Road to the east has a land use designation of Light Industrial, with Commercial to the south. The airport property across E. Roosevelt Road to the north is zoned I-1 and I-2. Staff believes the proposed I-2 zoning represents a continuation of the zoning and land use pattern in this area and will have no adverse impact on the adjacent properties or general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 rezoning.

PLANNING COMMISSION ACTION:

(DECEMBER 12, 2013)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval. There was no further discussion.

The item was placed on the Consent Agenda and approved as recommended by staff. The vote was 8 ayes, 0 nays, 2 absent and 1 open position.